165.A	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	580,400 /	580,400
					USE VALUE:	580,400 /	580,400
					ASSESSED:	580,400 /	580,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	ARENBERG JULIE
Owner 2:	
Owner 3:	
Street 1:	10-12 RICHARDSON AVE UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BREWER JOHN & -
Owner 2:	GOEING ANJA-SILVIA -
Street 1:	10-12 RICHARDSON AVE UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2105 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	577,600	2,800		580,400
Total Card	0.000	577,600	2,800		580,400
Total Parcel	0.000	577,600	2,800		580,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.72 | /Parcel: 275.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 165.A-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	568,900	2800	.		571,700	571,700	Year End Roll	12/18/2019
2019	102	FV	587,700	2800	.		590,500	590,500	Year End Roll	1/3/2019
2018	102	FV	519,800	2800	.		522,600	522,600	Year End Roll	12/20/2017
2017	102	FV	474,000	2800	.		476,800	476,800	Year End Roll	1/3/2017
2016	102	FV	451,400	2800	.		454,200	454,200	Year End	1/4/2016
2015	102	FV	417,200	2800	.		420,000	420,000	Year End Roll	12/11/2014
2014	102	FV	398,200	2800	.		401,000	401,000	Year End Roll	12/16/2013
2013	102	FV	398,200	2800	.		401,000	401,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREWER JOHN &,	71781-322	2	10/23/2018		603,500	No	No		
CHOI HYUN GOO	66232-555		10/15/2015		522,500	No	No		
TARANTINO MICHA	47207-521		3/31/2006		399,900	No	No		
TARANTINO MICHA	45724-522		7/28/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2019	155	Insulate	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2019	SQ Returned	MM	Mary M
9/20/2018	Measured	DGM	D Mann
3/7/2016	Sales Review	PT	Paul T
4/4/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7774													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/11/20	05:01:26

LAST REV

Date	Time
05/23/19	17:30:05

danam

USER DEFINED

User Acct	272340
GIS Ref	
GIS Ref	
Insp Date	09/20/18
!15283!	
Prior Id # 1:	109670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.14881229
Const Adj.:	0.98500049
Adj $ / SQ:	333.816
Other Features:	85750
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709590
Depreciation:	131984
Depreciated Total:	577606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	300.43
Special Features:	0	Val/Su Net:	274.39
Final Total:	577600	Val/Su SzAd	274.39

SKETCH

UnSketched SubAreas:
GLA: 2105,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,105	333.820	702,683
Net Sketched Area:		2,105	Total:	702,683
Size Ad	2105	Gross Are	2105	FinArea 2105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.A-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10 X 10	A	GD	1940	40.00	T	30	102			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc